

Reserve At Forest Ridge

A PORTION OF THE NE 1/4 OF THE NW 1/4,
SEC. 26, TWP. 24 N., RGE. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, WOONERFS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

THE CITY OF ISSAQUAH, A MUNICIPAL CORPORATION

BY: _____
ITS: _____

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS:

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____

AS THE _____ OF _____.

DATED: _____,

(PRINT NAME)
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: _____

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

CPD CURRENT PLANNING MANAGER/DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

CPD ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

CPD PLANNER

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS _____ DAY OF _____ 20____.

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

_____, ATTEST: _____
MARY LOU PAULY CLERK OF THE CITY OF ISSAQUAH
MAYOR, CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

TAX PARCEL NUMBER: 272406-9221

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL.

THIS _____ DAY OF _____ 20____.

MANAGER, FINANCE DIVISION

DEPUTY

LEGAL DESCRIPTION

NEW PARCEL D, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA11-00002, RECORDED OCTOBER 6, 2011 UNDER RECORDING NO. 2011006900006, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF ISSAQUAH BY DEDICATION OF RIGHT OF WAY DEED RECORDED DECEMBER 20, 2013 UNDER RECORDING NO. 20131220000718, RECORDS OF KING COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION LYING EASTERLY OF LOTS 85 AND 86 OF FOREST RIDGE AT ISSAQUAH HIGHLANDS (PARCEL C), AS PER PLAT RECORDED IN VOLUME 258 OF PLATS, PAGES 80 THROUGH 86, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON;

AND EXCEPT THE NORTH 18 FEET OF THE WEST 68 FEET OF THE EAST 309.02 FEET AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE NORTH LINE OF SAID NEW PARCEL D

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF _____
AT PAGE _____ AT THE REQUEST OF:

COUNTY AUDITOR

RESTRICTIONS FROM TITLE

6. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 & 18: RECORDING NO: 9712171813, IN VOLUME 183 OF PLATS, PAGES 88-98. (NOTHING TO PLOT)
10. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON FINAL PLAT OF ISSAQUAH HIGHLANDS SOUTH EXPANSION: RECORDING NO: 20081216000515, IN VOLUME 250 OF PLATS, PAGES 39-4 (NOTHING TO PLOT)

SCHEDULE B ITEMS 1-5, 7-9, AND 11-22 NOT APPLICABLE TO BE SHOWN HEREON.

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON UPDATED SECOND COMMITMENT NUMBER 220230-SC, DATED APRIL 29, 2022

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF RESERVE AT FOREST RIDGE, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.: THAT ALL COURSES AND DISTANCES, INCLUDING THE LOCATION OF CRITICAL AREA BOUNDARIES, ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

GLENN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299
STATE OF WASHINGTON
GXS@COREDESIGNINC.COM

DATE



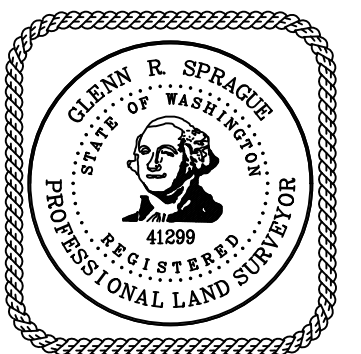
ENGINEERING • PLANNING • SURVEYING
JOB NO. 17136

12100 NE 195th Street, #300
Bothell, Washington 98011
425.885.7877

EASEMENT PROVISIONS

-
- NE HIGH ST.
- NE PARK DR.
- NE FALLS DR.
- COLLEGE DRIVE
- 14TH PLACE NE.
- HIGHLAND DRIVE
- 10TH AVE NE
- 22 23 26 27
- SITE**

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON UPDATED SECOND COMMITMENT NUMBER 220230-SC, DATED APRIL 29, 2022 IN PREPARING THIS MAP. CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS IS A FIELD TRAVERSE SURVEY. A TOPCON THREE(3) SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.
3. ALL DISTANCES ARE IN FEET



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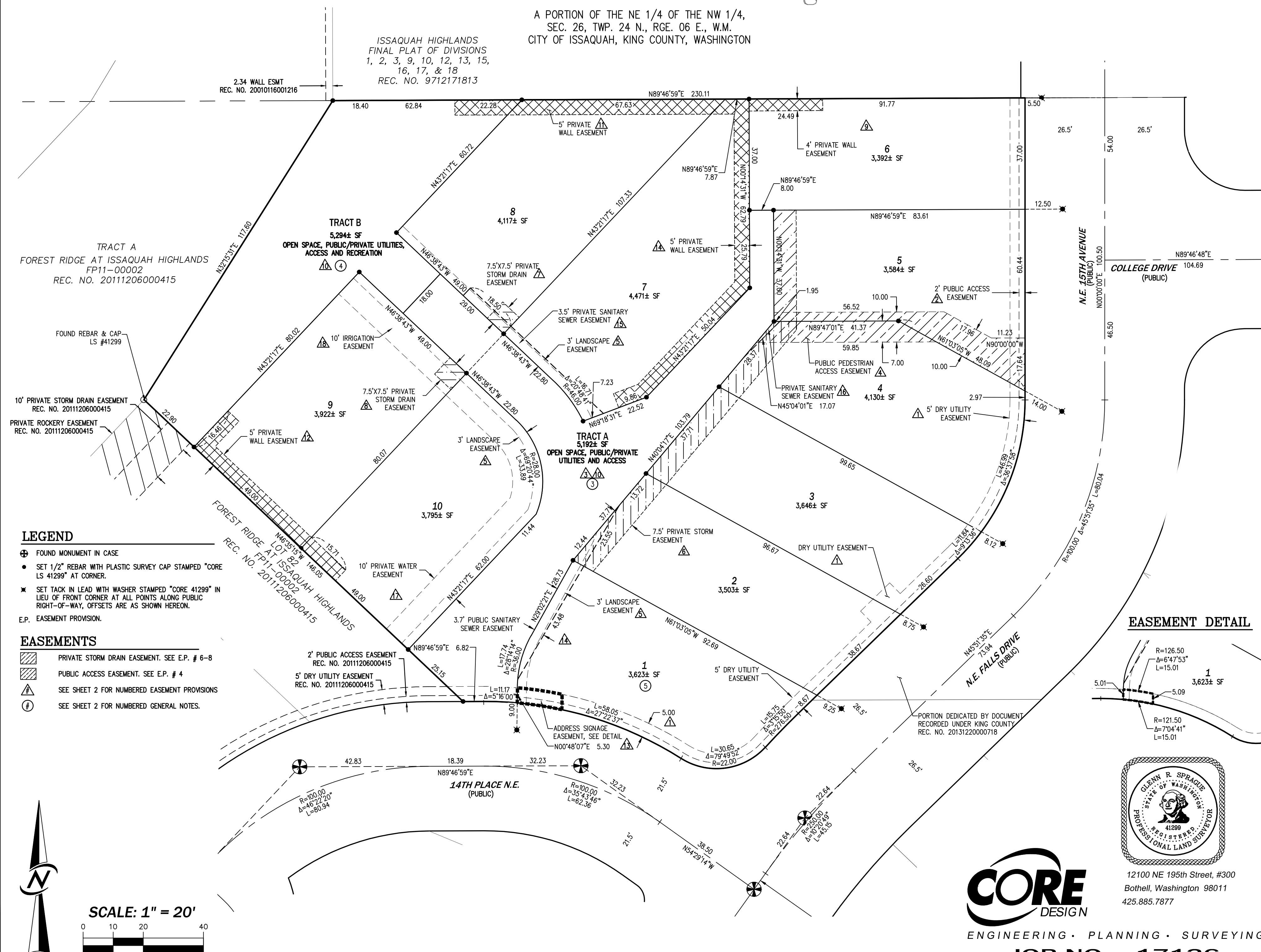
ENGINEERING • PLANNING • SURVEYING

JOB NO. 17136

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA11-00002, RECORDED OCTOBER 6, 2011 UNDER RECORDING NO. 20111006900006, RECORDS OF KING COUNTY, WASHINGTON.

N89°46'59"E ALONG THE NORTH LINE OF THE NE 1/4 SECTION 26, TOWNSHIP 24N, RANGE 6E PER CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA11-0002 RECORDED UNDER KING COUNTY REC. NO. 20111006300006 RECORDS OF KING COUNTY, WASHINGTON.

ISSAQUAH HIGHLANDS
FINAL PLAT OF DIVISIONS
1, 2, 3, 9, 10, 12, 13, 15,
16, 17, & 18
REC. NO. 9712171813



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